

**Draft**

**THE CITY OF GROTON  
ZONING BOARD OF APPEALS  
MEETING MINUTES  
TUESDAY, SEPTEMBER 28, 2004**

**MUNICIPAL BUILDING  
COUNCIL CHAMBERS  
7:45 PM**

**I. ROLL CALL**

Present: D. Rugh, Chairman; K. Harkins; C. Casey; Alternate; E. Gergen; R. Walker  
Absent: J. Zeppieri; F. Ellis  
Also Present: J. Quinn, Zoning and Building Official

**II. APPROVAL OF MINUTES**

Zoning Board of Appeals minutes of August 24, 2004.  
Motion: R. Walker  
Second: E. Gergen  
Decision: Unanimous

**III. PUBLIC HEARING**

1. ZBA Application #434, applicant Helen Andriola, property located at 37 Hamilton Avenue, Groton, seeks relief from Section 3.2 of the City of Groton Zoning Regulations, General Commercial Zone, to allow a change of use from Business to Residential by the addition of two (2) additional apartments to a total of five apartments.

In Favor:

Against: E. Gergen, C. Casey, R. Walker, D. Rugh, K. Harkins  
Motion to disapprove unanimous (hardship not shown)

2. ZBA Application #435, applicant Charles & Marie Kosloskey, property located at 28 Spicer Avenue, Groton, seeks relief of Section 2.56 (a) of the City of Groton Zoning Regulations, Front Yard Setbacks of the Residential Zone R5.2, to allow the installation of a temporary wheel-chair ramp to be attached to the front porch that extends into the Front Yard Setback.

Motion to approve: R. Walker

Second: C. Casey

In Favor: R. Walker, E. Gergen, C. Casey, D. Rugh, K. Harkins  
Against:

Note: Application approved with the stipulation that the ramp does not have to be removed after 18 months.

3. ZBA Application #436, applicant Mark Touchette, property located at 76-80 Warner Street, Groton, seeks relief from Section 4.26 of the City of Groton Zoning Regulations, Required Frontage and Access, to allow for the extension of existing driveway access across front lot to rear lot for a new two-family house (This is a resubmittal of ZBA Application #405).

R. Walker excused himself – has abutting property.

In Favor: C. Casey

Against: D. Rugh, E. Gergen, K. Harkins

Motion to disapprove: K. Harkins

Second: E. Gergen

(Owner purchased property knowing there was no access)

4. ZBA Application #437, applicant Bill Heenan, property located at 24 West Elderkin Avenue, Groton, seeks relief from Section 4.26 of the City of Groton zoning Regulations, Required Frontage and Access, to allow for the reduction of frontage, because lots are relocated on a Limited Access State Highway.

In Favor:

Against: R. Walker, E. Gergen, K. Harkins, C. Casey, D. Rugh

Motion to disapprove: K. Harkins

Second: R. Walker

Too many conflicting numbers from the applicant on plot plan

#### IV. OTHER BUSINESS

#### V. ADJOURNMENT

**Motion to adjourn: R. Walker**

**Second: C. Casey**

**Meeting adjourned at 10:20 p.m.**

---

**Dwaine Rugh, Chairperson**